

REVISED

## DEVELOPMENT REVIEW COMMISSION JANUARY 22, 2008

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

### 1. CONSIDERATION OF MEETING MINUTES:

Request for ~~ELITE CABARET (PL060066)~~ (Elizabeth Boucus & Jeff Minor, property owners; Sender Associates, Darin Sender, applicant) to subdivide one (1) lot into two (2) lots on 2.25 net acres, located at 910 North McClintock Drive, in the GID, General Industrial District. The request includes the following:

~~SBD-2006.57~~ — Preliminary and Final Subdivision Plat for two (2) lots on 2.25 net acres.

~~NOTE: Continued by Planning & Zoning Commission on 6/13/06; and continued by Development Review Commission on 7/25/06, 8/8/06, 11/14/06, 2/27/07, 8/28/07, and 9/25/07.~~

\*This item has been withdrawn by the applicant.

2. Request for **ARIZONA ENVELOPE WAREHOUSE EXPANSION (PL070210)** (Kirk Burgess, Harl Street One LLC., owner; Charles Travis, Graber Travis Architects, Inc., applicant) for the addition of a 17,166 s.f. warehouse addition to an existing 47,520 s.f. warehouse and manufacturing building on 3.04 net acres, located at 7248 South Harl Avenue in the GID, General Industrial District and the SWOD, Southwest Overlay District. The request includes the following:

**DPR07262** – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr\\_AZ\\_Envelop\\_Add\\_012208.pdf](#)

**APPROVED (7-0)**

3. Request for **CAMPUS EDGE (PL070224)** (Tim Becker, Nelson Companies 2, LLC., applicant/owner) for the development of a mixed-used project consisting of a mid-rise building with two wings totaling 269,640 s.f., including residential student housing and ground floor commercial on approximately 1.50 acres, located at 922 East Apache Boulevard, in the MU-4, Mixed Use High Density District, Transportation Overlay and Planned Area Development Overlay. The request includes the following:

**PAD07028** – Amended Planned Area Development Overlay to increase the number of dwelling units from 100 to 132 units, to increase the maximum building height from 97 to 116 feet, and to reduce the required parking from 369 to 249 spaces.

**DPR07250** – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr\\_CampusEdge\\_012208.pdf](#)

**RECOMMENDED APPROVAL OF AMENDED PLANNED AREA DEVELOPMENT OVERLAY (6-1)  
AND CONTINUED DEVELOPMENT PLAN REVIEW TO FEBRUARY 26, 2008 HEARING (7-0)**

4. Request for **COCA COLA BOTTLING COMPANY (PL070360)** (Coca Cola Enterprises, owner; Kim Filuk, KDF/JMS Architects, LLC, applicant) for a +/- 67,684 s.f. warehouse addition to an existing 416,411 s.f. warehouse and bottling facility on 42.48 acres, located at 7414 South Harl Avenue, in the GID, General Industrial District and the Southwest Overlay District. The request includes the following:

**DPR07255** - Development Plan Review for a site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr\\_CocaColaBottlingCo\\_012208.pdf](#)

**APPROVED ON CONSENT (7-0)**

5. Request for **LAKES TOWNE CENTER PHASE I (PL070361)** consisting of the first phase of a series of single-story retail buildings; a multi-tenant 10,200 s.f. shops and a 119,328 s.f. Lowe's building and 27,265 s.f. garden center are 156,793 s.f. of the total approximately 189,375 s.f. on 16 net acres in the PCC-2 Planned Commercial Center General zoning district, located at 777 East Baseline Road. The request includes the following:

**DPR07237** – Development Plan Review including site plan, building elevations and landscape plan for Phase I.

**ZUP08001** – Use Permit standard to increase the building height by 20% to 48 feet on the Lowe's building in Phase I.

STAFF REPORT: [DRCr\\_LakesTowneCenter\\_012208.pdf](#)

**APPROVED (6-1)**

6. Request for **ALL SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404)** (Roman Catholic Diocese of Phoenix, property owner; Timothy Lies, Domus Communities, applicant) for a mixed-use development consisting of a twenty-two (22) story building for student housing, worship hall and chapel within approximately 260,000 sq. ft. of building area, while maintaining the existing church (Our Lady of Mt. Carmel Catholic Church) on approx. 0.72 acres, located at 230 East University Drive, in the CC, City Center District; Transportation Overlay and a Historic Designated Property. The request includes the following:

**PAD07027** – (**Ordinance No. 2007.85**) Planned Area Development Overlay to modify development standards to allow a building height from the required 50 feet to 244 feet in total height, and to reduce the required parking from 526 spaces to 0 spaces.

STAFF REPORT: [DRCr\\_NewmanCenter\\_012208.pdf](#)

**CONTINUED ON CONSENT TO FEBRUARY 12, 2008 HEARING**

7. Request for **WACHOVIA BANK (PL070526)** consisting of a one-story financial building with approximately 3,988 s.f. on .89 net acres in the PCC-1, Planned Commercial Center One zoning district, located at 915 East Baseline Road. The request includes the following:

**DPR07256** – Development Plan Review including site plan, building elevations and landscape plan.

**ZUP07205** – Use Permit to exceed 125% of allowed parking to allow 22 parking spaces.

STAFF REPORT: [DRCr\\_Wachovia\\_012208.pdf](#)

**APPROVED (7-0)**

8. ANNOUNCEMENTS

**NONE**

For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. **Cases may not be heard in the order listed.** The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

01/24/2008 10:49 AM